

**FY2012 5-Year Infrastructure
Plan for Dept. of Administrative Services**

September 16, 2010

Category	FY2012 Rank	Facility	Project Title	FY2012	FY2013	FY2014	FY2015	FY2016	Projected 5-Year Total FY12-16
A	01	Statewide	Statewide Routine and Essential Building Maintenance Provides routine, recurring, and preventive building maintenance, all of which are essential for the ongoing care and upkeep of state-owned facilities. This offer includes facilities throughout the state for all agencies except the Department of Transportation, Department of Natural Resources, Department of Public Defense, Regent Institutions, Department for the Blind and authorities such as the Iowa Public Employees Retirement System. Agencies require routine and essential building maintenance money to cover the costs of these examples of critical projects: upkeep and upgrades of alarm detector/surveillance and energy management systems; chemicals and other additives, required to maintainance boilers and chillers; on-going contracts for maintenance for elevators, chillers, and fire alarm and security systems. Without these funds, agencies including DAS for the Capitol Complex, must pay for these expenses with operational funds. It is imperative that we continue this maintenance work. No funding was recommended or received in FY11.						
FY2012 5-Year Plan				\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000	\$100,000,000
A	02	Statewide	Statewide Major Building Maintenance Corrects major maintenance, health/safety/loss of use and Americans with Disabilities Act deficiencies at the Capitol Complex and statewide for all agencies except the Department of Transportation, Department of Natural Resources, Department of Public Defense, Regent Institutions, Department for the Blind and authorities such as the Iowa Public Employees Retirement System.						
FY2012 5-Year Plan				\$40,000,000	\$40,000,000	\$40,000,000	\$40,000,000	\$40,000,000	\$200,000,000
A	03	Capitol Complex	Iowa Building Operations This service offer provides for the essential facility maintenance for the Iowa Building (formerly known as Mercy Capitol) site including Heating, Ventilation and Air-conditioning (HVAC); Utility (gas, electric, water) costs; Electrical distribution; Grounds services (mowing, trimming, snow/ice removal); Custodial and maintenance services (vacuuming, trash removal/recycling, carpet and hard floor care, restroom sanitation, events set up); Security services (locksmith, building automation); Health/life/safety system services (fire alarms, sprinklers, jockey pumps, air filter changes, ventilation maintenance); and Skilled trade services (carpentry, painting, masonry services).						
FY2012 5-Year Plan				\$1,059,766	\$1,059,766	\$1,059,766	\$1,059,766	\$1,059,766	\$5,298,830
A	04	Capitol Complex	Fire Protection for Facilities Management Center and Central Energy Plant Currently there are no fire hydrants for fire protection at the Central Energy Plant and Facilities Management Center. This request extends the fire protection fire hydrants to the Central Energy Plant and Facilities Management Center in Year 1 and provides for installation of sprinkler protection systems in the Central Energy Plant and Facilities Management Center in Year 2.						
FY2012 5-Year Plan				\$300,000	\$1,700,000	\$0	\$0	\$0	\$2,000,000
E	05	Capitol Complex	I3 Distribution (non-Vertical Infrastructure request)	\$3,700,000					\$3,700,000

**FY2012 5-Year Infrastructure
Plan for Dept. of Administrative Services**

September 16, 2010

Category	FY2012 Rank	Facility	Project Title	FY2012	FY2013	FY2014	FY2015	FY2016	Projected 5-Year Total FY12-16
A	06	Capitol Complex	Capitol Complex Relocation and Leasing Expenses Provides moving, temporary leasing and other expenses related to renovation of and movement into buildings on the Capitol Complex. It permits selected agencies that are currently paying facility leases to return to the Capitol Complex, includes consolidation of the Department of Natural Resources to the Wallace buidling. It also allows agencies to temporarily relocate off-complex.						
FY2012 5-Year Plan				\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$9,000,000
A	07	Capitol Complex	Complex Pedestrian /Utility Tunnel Repairs (Continuation) Provides major repair and replacement of all of the pedestrian and utility tunnels on the Capitol Complex, which are essential to the operation of State Government and that have suffered significant deterioration over the years. The project funding is part of a five year plan to address the badly needed repairs. This is a continuation of tunnel funding to make phased repairs to the tunnel system.						
FY2012 5-Year Plan				\$1,900,000	\$6,529,500	\$6,856,000	\$7,198,800	\$0	\$22,484,300
A	08	Capitol Complex	Historical Building Exterior Repairs and Preliminary Future Planning This is a new request to address exterior building repairs for this high profile, twenty-six year old building that cannot be addressed adequately with major maintenance funding, including repair and replacement of exterior granite wall panels. This request will also provide repairs to the skylight system to eliminate water leaks.						
FY2012 5-Year Plan				\$1,187,500	\$625,000	\$637,500	\$0	\$0	\$2,450,000
B	09	Capitol Complex	Capitol Complex Alternative Energy Systems Develop alternative energy sources on the Capitol Complex, such as bio-diesel co-generation systems.						
FY2012 5-Year Plan				\$250,000	\$80,000	\$4,000,000	\$2,200,000	\$3,000,000	\$9,530,000
A	10	Capitol Complex	Building and Grounds Renewal for Capitol Complex Buildings Request to addresses ongoing building renewal needs to extend the useful life of buildings, by replacing equipment that is past its useful life also to include improvement of grounds, exterior renovation and cleaning of the facilities such as the Hoover Building. Code mandated upgrades are necessary to keep the buildings safe for the public and State employees. This project would also fund 1 full time engineers to assess the equipment and to provide engineering and design criteria to ensure any replacements meet all of the State energy goals and also meet the new design criteria in the State building code.						
FY2012 5-Year Plan				\$1,800,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$5,800,000
A	11	Capitol Complex	Ola Babcock Miller Building Stone Restoration Provides funding for architectural / engineering services and construction costs to repair stone failure on the south steps and landings located at the Ola Babcock Miller Building.						
FY2012 5-Year Plan				\$150,000	\$1,350,000	\$0	\$0	\$0	\$1,500,000
B	12	Capitol Complex	Capitol Complex Parking Lot Improvements Provides for design and renovation services to pave existing gravel parking lots, including associated building demolition, add storm water detention as required by Iowa code and repair or repave parking lots and to enhance the appearance and comply with Iowa code.						
FY2012 5-Year Plan				\$3,865,000	\$1,800,000	\$200,000	\$0	\$0	\$5,865,000

**FY2012 5-Year Infrastructure
Plan for Dept. of Administrative Services**

September 16, 2010

Category	FY2012 Rank	Facility	Project Title	FY2012	FY2013	FY2014	FY2015	FY2016	Projected 5-Year Total FY12-16
B	13	Capitol Complex	Capitol Complex Property Acquisition and Related Services Provide funding for property acquisition and services related to property acquisition at the Capitol Complex including appraisals and environmental assessments.						
FY2012 5-Year Plan				\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$5,000,000
B	14	Capitol Complex	Monuments and Artwork Repair and Restoration Program Provides funding to properly care and maintain those monuments on the Capitol Complex that do not have revolving maintenance funds available such as: Bochumer Verein Cannon, Mortar and a Cannon, V.F.W. Monument, G.A.R. Sundial, Lincoln and Tad, Great Seal of Iowa, Bicentennial Fountain, Pioneer Statuary Group, Buffalo Head Drinking Fountain, Soldiers and Sailors Monument, Allison Monument, Christopher Columbus, Crocker Memorial, Japanese Bell and Bell House, Scott's Grave, G.A.R. Flagpole, Peace Pole, Iowa "A Place to Grow" symbol, Peace Officers' Memorial, Liberty Bell, Spanish-American War Monument, Statue of Liberty and Spanish Howitzer. This will also provide funding for repair, restoration and conservation of interior and exterior artwork on the Capitol Complex that has been funded by the ½% Art in State Buildings Program.						
FY2012 5-Year Plan				\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,250,000
C	15	Capitol Complex	West Capitol Terrace Phase 3 Provide for final phases of development of West Capitol Terrace including site improvements to the intersection of E. Locust and E. 7 th Streets, entrance monument and walls on the west side of mall and additional plantings to create a major public greenspace at the west entrance to the Capitol Complex.						
FY2012 5-Year Plan				\$1,250,000	\$1,000,000	\$0	\$0	\$0	\$2,250,000
C	16	Capitol Complex	Building Repair vs. Replacement Assessment for IWD, Jessie Parker, Grimes, Fleet Capitol Complex master planning work now underway has identified several buildings on the complex that may be due for replacement. Renovation costs in the range of 75% of replacement cost may be considered as triggers, along with other factors, for phasing out and replacing some of these buildings. For some buildings, such as Wallace and IWD (1000 E. Grand) renovation costs are available but may need to be updated. For the Grimes and Fleet Buildings, renovation costs have not been analyzed. For the Jessie Parker Building, recent renovation work has extended the life of the building but other factors, including building needs projected into the future, may come into play in establishing a useful life for the building. FY2011 legislation requires DAS to evaluate and consider relocating state fleet operations. Funds are required to fulfill this evaluation. This strategic planning information will be applied to new construction planning, anticipated to begin in FY2012, and will serve as the basis renovation, demolition and replacement costs for complex facilities.						
FY2012 5-Year Plan				\$750,000	\$0	\$0	\$0	\$0	\$750,000

**FY2012 5-Year Infrastructure
Plan for Dept. of Administrative Services**

September 16, 2010

Category	FY2012 Rank	Facility	Project Title	FY2012	FY2013	FY2014	FY2015	FY2016	Projected 5-Year Total FY12-16
C	17	Capitol Complex	Capitol Interior and Exterior Restoration Continuation Provides funding for continued restoration of the Capitol's Interior and Exterior. Some items include expanding the existing fire suppression and alarm systems, installing additional door security, providing safety and accessibility improvements, replacing the south Rotunda elevator, automating the lighting in public corridors for security and energy savings, enclosing the rotunda's first floor opening, enhancing the lighting in the Rotunda, Law Library skylight and restoring the five remaining battle flag cases, repairing the Rotunda and ceiling finishes, restoring the floor tile in the first floor corridors and restoring scagliola columns. Completion of exterior work, including installation of an irrigation system, is scheduled after completion of interior work. Once work is completed on the Capitol additional funding discussions needs to occur regarding ongoing maintenance and upkeep that is above the current amount available for Routine Major Maintenance.						
FY2012 5-Year Plan				\$2,100,000	\$1,800,000	\$2,900,000	\$3,200,000	\$0	\$10,000,000
C	18	Capitol Complex	Relocation of Fleet Fueling Station Relocate the Fleet Fueling Station from E. 7 th and E. Walnut to a site in the vicinity of the Central Energy Plant or another site to be determined on the complex. FY2011 legislation requires DAS to evaluate and consider relocating state fleet operations. Funds are required to fulfill this evaluation.						
FY2012 5-Year Plan				\$600,000					
F	19	Capitol Complex	Capitol Shuttle Service/Bus Pass Program (non-Vertical Infrastructure request)	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000
C	20	Capitol Complex	Capitol Complex Court Avenue Bridge Replacement Provides design and construction services for replacement of the bridge spanning Court Avenue south of the Capitol and leading to the Judicial Branch site. The bridge was removed in 1993 because of safety hazards.						
FY2012 5-Year Plan				\$900,000	\$6,000,000	\$0	\$0	\$0	\$6,900,000
F	21	Capitol Complex	I3 - HR/Payroll Evaluation (non-Vertical Infrastructure request)	\$250,000					\$250,000
D	22	Capitol Complex	Iowa Building Infrastructure Improvements A detailed architectural and engineering analysis of the Iowa Building (formerly known as Mercy Capitol) has identified building-wide infrastructure improvements that will enhance the usability of the structure, including common restrooms, elevator improvements, HVAC improvements and other upgrades necessary to convert the building form hospital to office functions. This work is in conjunction with basic tenant improvements to accommodate the needs of agencies within various office suites.						
FY2012 5-Year Plan				\$0	\$3,000,000	\$0	\$0	\$0	\$3,000,000
D	23	Capitol Complex	Improvements to Central Energy Plant to Improve Continuity of Government in the Event of Natural Disaster or Emergency Situations Provides funding for improvements at the Central Energy Plant to insure Continuity of Government in disasters and emergency situations by providing well water feed and feeds from the 320,000 deisel storage tanks to feed the Generator sets that provide emergency and standby power to the Capitol Complex, including the IT server farm.						
FY2012 5-Year Plan				\$0	\$800,000	\$0	\$0	\$0	\$800,000

**FY2012 5-Year Infrastructure
Plan for Dept. of Administrative Services**

September 16, 2010

Category	FY2012 Rank	Facility	Project Title	FY2012	FY2013	FY2014	FY2015	FY2016	Projected 5-Year Total FY12-16
D	24	Capitol Complex	Capitol Complex Electrical Distribution System Upgrade (Completion) The request will provide for continued repair, replacement and upgrades to the primary distribution system for the Capitol Complex, including replacement and relocation of transformers in the Capitol Complex Buildings, full generation for the Capitol Complex and utility expansion for the north side of the complex. When the project is complete, the entire primary loop system will be replaced or upgraded and the complex will have full back-up generation. During the 2009 legislative session, \$850,000 was appropriated in addition to prior year appropriations.						
FY2012 5-Year Plan				\$0	\$4,921,089	\$4,000,000	\$0	\$0	\$8,921,089
D	25	Capitol Complex	Facilities Management Center and Central Energy Plant Façade and Grounds Improvements Provide design and construction services for façade and ground improvements Central Energy Plant and Facilities Management Center Building.						
FY2012 5-Year Plan				\$0	\$1,500,000	\$0	\$0	\$0	\$1,500,000
D	26	Capitol Complex	Capitol Complex Improvements and Infrastructure Planning (FY2013) Maintain funding appropriated to design and begin construction efforts on a new state office building to replace the Wallace State Office Building, including planning for relocation of the occupants, associated lease costs and demolition of the building.						
FY2012 5-Year Plan				\$0	\$2,000,000	\$0	\$0	\$0	\$2,000,000
FY2012 Request Totals and 5-Year Plan Totals				\$83,312,266	\$98,415,355	\$83,903,266	\$77,908,566	\$68,309,766	\$411,249,219

CATEGORIES

- A Health, Life Safety, Critical Functional Improvements
- B Functional Improvements
- C Master Planning, Desirable, Aesthetic Needs
- O Operational Needs
- E, F Non-Infrastructure Requests
- D Out-Year Requests